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**FAO: Laura Dorbeck**

18 September 2023

**Our ref: LJW/ANE/KHU/HJH/J10381**

**Your ref: 2020/3881/P // PP-12456060**

Dear Madam,

**Belgrove House, Belgrove Street, London, WC1H 8AA**  
**Town and Country Planning Act 1990 (as amended)**  
**Approval of Details Application to Discharge Condition 23 (Sustainable Urban Drainage) and 25 (Living Plant Screen) of Planning Permission Reference: 2020/3881/P**

On behalf of our client, Eelam Properties Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 23 (Sustainable Urban Drainage) and Condition 25 (Living Plant Screen) attached to planning permission: 2020/3881/P in relation to development proposals at Belgrove House, Belgrove Street, London, WC1H 8AA.

#### **Background**

Planning permission (ref. 2020/3881/P) was granted on 01 November 2021 for the:

**“Redevelopment of Belgrove House as a part 5 part 10 storey building plus 2 basement levels for use as office and research and laboratory floorspace; with café, flexible retail and office floorspace at ground floor; an auditorium at basement; incorporating step free entrance to Kings Cross Underground station in place of two entrance boxes along Euston Road; together with terraces at fourth and fifth floor levels, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works.”**

On 26 July 2022, a non-material amendment application (ref. 2021/6296/P) was approved for the following:

**“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY to increase the area demised to LUL at ground and basement to incorporate a retail kiosk and revised stair width.”**

On 30 September 2022, a further non-material amendment application (ref. 2022/4139/P) was approved for the following:

**“Amendments to planning permission ref. 2020/3881/P at Belgrove House, NAMELY the omission of unregistered land parcel and narrowing of underground passageway.”**

On 20 February 2023, a Section 73 application (ref. 2022/1515/P) was approved for the following:

**“Variation of Condition 2 (Approved Drawings) of planning permission 2020/3881/P at Belgrove House, NAMELY minor design changes to external facade treatment and Euston Road entrance; changes to cycle store entrance at ground floor and public realm; internal alterations to lay out across various floors; and changes to PVs and plant layout at roof level.**

This application seeks to discharge Condition 23 and 25 attached to the aforementioned planning permission (ref. 2022/1515/P). The wording of the conditions state the following:

#### **Condition 23 – Sustainable Urban Drainage**

**“Prior to commencement of the superstructure, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. The details shall confirm (using drainage statement/SUDs pro-forma/ supporting evidence as appropriate):**

- a) **System design to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water;**
- b) **Maximum runoff rate of 5 litres/second;**
- c) **Storage of at least 150m<sup>3</sup> attenuation with a minimum of 143.9m<sup>3</sup> blue roof capacity over levels 5, 10 and 11; and**
- d) **A lifetime maintenance strategy.**

**All such systems as approved shall be installed prior to first occupation of the development, and thereafter retained and maintained in accordance with the approved maintenance strategy.”**

#### **Condition 25 – Living Plant Screen**

**“Prior to commencement of the building superstructure, full details in respect of all biodiverse, substrate-based living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the recommendations of paras 4.5.5 to 4.5.10 of the Preliminary Ecological Appraisal (19/08/20), and shall include the following:**

- a) **Detailed maintenance plan;**
- b) **Details of its construction and the materials used;**
- c) **A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm;**
- d) **Full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>; and**
- e) **Consideration of relationship between photovoltaic panels and habitat creation**

**The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.”**

This application is seeking to discharge the Condition 23 and 25 by submitting technical information relating to the respective conditions.

The Condition 23 Report, prepared by AKT II, provides information pursuant to the requirements as set out in the wording of the condition. Details of the drainage system and SuDS management have been submitted as part of this application, as well as confirmation of the attenuation capacity for the building and maintenance strategy to be implemented.

In relation to Condition 25, details of the living roofs and planters proposed at the development have been provided as part of this submission which include a detailed maintenance plan and irrigation measures proposed. Key specifications for the hard and soft landscaping works at Belgrove House have also been provided.

### Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, we hereby enclose the following documentation to discharge this condition:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP;
- Condition 23 Report, prepared by AKT-II;
- Landscaping Maintenance Plan, prepared by BHSLA;
- Specification for Hard and Soft Landscaping, prepared by BHSLA; and
- Proposed Landscape Irrigation System, prepared by Waterscapes.

### Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £116.00 (including the £64.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Katie Hughes (020 3486 3494) or Harry Howat (020 3486 3724) of this office.

Yours faithfully,



### Gerald Eve LLP

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